

Report to the Cabinet

Report reference: C-008-2012/13

Date of meeting: 23 July 2012



**Epping Forest
District Council**

Portfolio: Housing

Subject: Council Housebuilding Programme – Potential Development Sites

Responsible Officer: Alan Hall (01992 564004).

Democratic Services Officer: Gary Woodhall (01992 564470).

Recommendations/Decisions Required:

- (1) That the progress made, and the current position, with the appointment of a Development Agent to manage the Council's Housebuilding Programme be noted;**
- (2) That the Council-owned garage sites and other housing land with development potential listed in Appendix 2 be separated into a Primary List and a Reserve List according to the following criteria:**

Primary List

- (a) All Garage sites with vacancy rates of 20% or more as at 1st July 2012;**
- (b) The 5 small areas of Council-owned land identified as having development potential; and**
- (c) (Currently) 1 garage site that has structural problems, that would be expensive to repair;**

Reserve List

- (a) Small garage sites (i.e. comprising 6 or less garages), with no current vacancies, but that have been difficult to let in the past; and**
 - (b) All garage sites with more than 6 garages, vacancy rates of less than 20% as at 1st July 2012 and no waiting list.**
- (3) That detailed development and financial appraisals be undertaken by the Development Agent, once appointed, for those sites on the Primary List;**
 - (4) That sites on the Reserve List be promoted to the Primary List, and that detailed development and financial appraisals also be undertaken for these sites by the Development Agent, if the percentage of vacant garages within the site increases to 20% or more;**
 - (5) That garage sites remain on the Primary List, even if their vacancy rates fall to below 20% in the future;**
 - (6) That the proposed methodology for determining the order in which the detailed development appraisals, and the subsequent development of sites to be taken forward,**

should be undertaken be included within the Development Strategy to be approved by the Cabinet in due course;

- (7) Subject to the Cabinet's approval at a later date, detailed development and financial appraisals be undertaken by the Development Agent for any other sites on the Reserve List if;
- (a) There are insufficient numbers of properties that can be viably developed from the Primary List to deliver a Housebuilding Programme of 120 new homes over a six-year period; or
 - (b) The Cabinet subsequently decides to increase the size of the Housebuilding Programme and there are insufficient numbers of properties that can be viably developed to deliver a larger Programme;
- (8) That further initial development assessments be undertaken over time by either officers or the Development Agent of:
- (a) All other garage sites comprising 6 or less garages;
 - (b) Any further garage sites that start to have vacancies with no waiting list; and
 - (c) Any Council-owned land on housing sites considered to be surplus to requirements.

with further reports submitted to the Cabinet (as appropriate) once a number of such initial assessments have been undertaken, in order to consider whether or not these sites should be added to either the Primary List or Reserve List; and

- (9) That the Council's garage sites at Vere Road and Burton Road, Loughton be excluded from consideration for inclusion within the Housebuilding Programme for the time being, so that they can be considered as part of the wider regeneration proposals for The Broadway, Loughton, in accordance with the adopted Design and Development Brief for the area.

Executive Summary:

The Council has previously agreed its approach to the introduction and implementation of a new Council Housebuilding Programme, initially based on the construction of around 20 new homes each year for at least 6 years.

Good progress has been made with the appointment of the Development Agent to manage the Council's Housebuilding Programme; formal tenders will be invited at the end of July 2012 and it is currently planned that the contract will be signed around January 2013.

The next stage, and the purpose of this report, is for the Cabinet to agree a list of potential development sites for which the Council's Development Agent, once appointed, will undertake detailed development and financial appraisals.

Potentially, a maximum of 227 new rented Council homes could be developed on the 69 Council-owned difficult to let and small garage sites, and other housing land, listed in Appendix 2, whose development potential has been initially assessed by officers – although many of these sites are very problematical to develop, with the number of properties that can actually be developed likely to be much less.

The report proposes a methodology for separating the sites into a “Primary List” and “Reserve List”, and recommends that detailed development and financial appraisals only be undertaken at this stage of all those sites on the Primary List. However, the report also recommends when sites should be promoted from the Reserve List to the Primary List, and the circumstances when appraisals should be undertaken for sites on the Reserve List in the future.

A Development Strategy will be formulated in due course for adoption by the Cabinet, which will include a proposed methodology for determining the order in which the detailed development appraisals, and the subsequent development of sites be taken forward, should be undertaken.

Further initial development assessments will be undertaken over time of other garage sites that may be suitable for development, with further reports submitted to the Cabinet as appropriate to consider whether or not they should be added to either the Primary List or Reserve List.

Reasons for Proposed Decision:

The Council needs to identify Council-owned sites for its Housebuilding Programme, that may have development potential, in order to instruct the Council’s Development Agent, when appointed, to undertake detailed development and financial appraisals of the sites.

Other Options for Action:

The main options appear to be;

- (a) Not to have Primary and Reserve Lists, or to have different criteria for the 2 Lists;
- (b) To add or delete sites from the Primary and/or Reserve Lists, or swap sites between the two Lists;
- (c) Not to have criteria now for subsequently adding to, or promoting from, the Primary or Reserve Lists; and
- (d) Not to undertake any further initial development assessments of garage sites.

Background

1. At its meeting on 5th December 2011, following detailed consideration by the Housing Scrutiny Panel and the Scrutiny Panel’s recommendations, the Cabinet agreed its approach to the introduction and implementation of a new Council Housebuilding Programme, initially based on the construction of around 20 new homes each year for at least 6 years. A summary of the key decisions made by the Cabinet is as follows:

- A suitably experienced organisation be appointed through a competitive process (based on the most economically advantageous tender in terms of price and quality) to provide a Housebuilding Development Agency Service for the Council for up to 7 years, including all development and project management services and the provision of all professional building services, including: architectural, employer’s agency, quantity surveying, cost consulting, planning supervision, engineering and surveying, but excluding works construction.
- Once the initial development assessments of garage and other housing sites have been completed by officers, and the HRA Financial Plan has been agreed, a report be submitted to the Cabinet on a proposed list of potential development sites, seeking approval to undertake development appraisals for each of the sites – which is the purpose of this report.

- “Affordable rents” (not “social rents”) be charged for the completed Council properties, in accordance with the Government’s Affordable Rents Framework, with rent levels to be charged for individual properties agreed as part of the detailed financial appraisals.
- The Cabinet approves all detailed financial and development appraisals, any borrowing requirements, and the required Housing Capital Programme funding for proposed “development packages” on an individual basis.
- Such development packages be funded from the following sources (with full details to be set out in the financial appraisals for individual schemes approved by the Cabinet), on the basis that the Council Housebuilding Programme is self-funded, without any financial support from the General Fund:
 - (a) Capital receipts from additional Right to Buy sales as a result of the Government’s decision to increase discounts for tenants purchasing their property under the Right to Buy;
 - (b) S106 Agreement contributions from developers in lieu of on-site affordable housing provision;
 - (c) Funding from the Homes and Communities Agency (HCA) (where possible);
 - (d) Borrowing (if necessary);
 - (e) Housing Revenue Account (HRA) surpluses; and/or
 - (f) Cross-subsidy from the sale of other development sites within the Housebuilding Programme on the open market (if necessary);
- Once the Development Agent has been appointed:
 - (a) A Development Strategy be formulated setting out the proposed approach to planning and delivering the Housebuilding Programme, for adoption by the Cabinet;
 - (b) The selected Development Agent be required to seek development partner status for the Council from the HCA, in order to seek funding from the HCA; and
 - (c) The Development Agent be required to procure works contractors to construct the properties within the development packages on behalf of the Council.

2. The Cabinet previously determined that, following the receipt of expressions of interests from organisations - in response to the advert placed in the Official Journal of the European Union (OJEU) - to be considered for the selection of Development Agent, the Cabinet itself should approve both the pre-qualification questionnaire (PQQ) to be used for short-listing applicants down to 5-7 organisations to be invited to tender and the Selection Criteria to be used to select the successful applicant from the detailed tender submissions. The Cabinet also agreed that the Housing Portfolio Holder should be involved in the PQQ shortlisting process itself, and appointed a Selection Panel - comprising members and officers - to recommend an appointment to the Cabinet, following a formal technical appraisal of each tender and a presentation to the Selection Panel.

3. At its meeting on 12th March 2012, the Cabinet agreed the content of the PQQ, including the associated PQQ Selection Criteria and, at its meeting on the 23rd April 2012, the Cabinet also agreed the Selection Criteria for the main tender exercise.

4. The current position is that the PQQ process has been completed. 13 completed PQQs were received and, following a detailed assessment/scoring of each PQQ using the Cabinet's agreed Selection Criteria, and a formal validation/moderation process involving the Housing Portfolio Holder, 6 organisations have been shortlisted to provide detailed tender submissions, comprising 5 housing associations and 1 private organisation. The formal Invitation to Tender is expected to be issued at the end of July and, due to EU procurement requirements, it is currently planned that the contract with the appointed Development Agent will be signed around January 2013. The current Project Plan is attached as Appendix 1.

List of Potential Development Sites

5. The next stage in the process is for the Cabinet to consider and agree a list of potential development sites in the Council's ownership for which the Council's Development Agent, once appointed, will undertake detailed development and financial appraisals. The Cabinet has previously agreed that the appointed Development Agent should be paid a flat fee for undertaking each development/financial appraisal, with the level of fee as stated within the Development Agent's submitted competitive tender. These appraisals will then be reported to the Cabinet to determine for which sites the Development Agent should work up detailed development proposals and submit planning applications.

6. The Council adopted a policy a number of years ago (before the concept of the Council having its own Housebuilding Programme was conceived) that consideration should be given to the development of Council-owned garage sites that have more than 20% of the garages vacant, with no waiting list. In addition, at its meeting held on 6th February 2006, the Cabinet agreed a list of 10 sites (comprising a mix of garage sites, amenity land and other sites) for which Home Housing should be asked to investigate their development potential, with a view to those with development potential being transferred to Home Housing for the provision of affordable housing. Home Housing did undertake some feasibility work but, in view of the Government's policy changing to allow local authorities to build affordable housing themselves, Home Housing was asked to cease undertaking the development feasibilities since it was likely that the sites would be developed by the Council. At its meetings on 7th March 2011 and 30th January 2012, the Cabinet agreed in principle to develop the Council-owned site of the former Red Cross Hall (and adjacent land) in Roundhills, Waltham Abbey as part of the Council's Housebuilding Programme.

7. Over a period of time, the Council's Senior Architectural Assistant has visited garage sites that have had vacancies and no waiting list – together with a number of small garage sites (ie comprising 6 or less garages) that, although currently have no vacancies, have had vacancies and been difficult to let in the past - and undertaken a very brief and initial assessment of each site's development potential.

8. This has established that:

- 52 garage sites with vacancy rates over 20% could potentially be developed to provide a maximum of 192 new rented Council homes – an average of 3.8 properties per site;
- 7 garage sites with current vacancies less than 20% and no waiting list could potentially be developed to provide a maximum of 13 new homes;
- 4 small garage sites (i.e. comprising 6 or less garages), with no current vacancies but that have been difficult to let in the past, could potentially be developed to provide a maximum of 4 new homes;
- 1 garage site at Stonyshotts, Waltham Abbey that has structural problems which would be expensive to repair, could potentially be developed to provide 1 new home; and

- 5 other identified small areas of Council-owned land (non-garage sites) could potentially be developed to provide a maximum of 17 new rented homes;

9. As can be seen, potentially, a maximum of 227 new rented Council homes could be developed on the 69 sites referred to above. However, it is emphasised that many of these sites are very problematical to develop and the number of properties that can actually be developed is likely to be much less than this number - and will only be known once more detailed feasibility studies have been undertaken and, indeed, planning permission granted. Issues include some garage sites;

- Having private vehicular accesses to residents' own garages (some licenced, some unauthorised and some with acquired rights);
- Needing access roads widened (particularly at road junctions);
- With leaseholders and tenants having rights over land;
- Having rights of way or easements for third parties;
- Having planning issues; and
- Having electric sub-stations requiring relocation.

10. A list of all the sites referred to above is shown at Appendix 2 - providing, for each site, details of:

- Site location
- Total no. of garages on the site
- Current no. of vacant garages
- % of vacant garages
- Location of the entrance to the site
- An assessment (by the Council's Senior Architectural Assistant) of the site's "ease of development" on a scale of 1-5 (1=Easy; 5=Hard)
- The **maximum** no. of homes that could be provided on the site

11. Site plans for all of the sites will be placed on the Council's Committee Management (COMS) system in advance of the Cabinet meeting – under the details for the Cabinet meeting – and a hard-copy pack of site plans will be placed in the Members Room.

12. One of the first tasks of the appointed Development Agent will be to produce a Development Strategy, in consultation with officers, for adoption by the Cabinet. This will include a proposed methodology for determining the order in which the detailed development appraisals, and the subsequent development of sites to be taken forward, should be undertaken, as well as setting out a proposed Development Programme. The types of issues that are likely to be taken into account when formulating the Development Strategy and the order of development include:

- % of vacancies on garage sites
- Total nos. of garages on sites
- No. of homes that can be provided
- Unit costs of construction
- Ease of development
- Location of sites (in terms of packaging developments into works contracts)

13. The Council has currently included borrowing capacity to support a Council Housebuilding Programme of around 20 new rented homes per annum for 6 years. However, it is clear from the Council's HRA Financial Plan that a Programme could be sustained over a longer period, provided that there are a sufficient number of development sites.

14. The Cabinet has also previously identified that a larger Programme could be supported - with either more homes constructed each year and/or over more years - once the outcome of the detailed development appraisals is known and a further review of the Council's HRA Financial Plan has been undertaken. This is because better interest rates were obtained from the PWLB on the day the loan was secured, compared to the interest rates assumed in the latest iteration of the Financial Plan adopted by the Cabinet at the beginning of March 2012.

15. In agreeing a list of potential sites for which the appointed Development Agent will be asked to undertake detailed development and financial appraisals, it is proposed that two lists be formulated – a “Primary List” and a “Reserve List” – using the following criteria:

Primary List

- All Garage sites with current vacancy rates 20% or more;
- The 5 small areas of Council-owned land identified as having development potential; and
- (Currently) 1 garage site that has structural problems which would be expensive to repair;

Reserve List

- Small garage sites (comprising 6 or less garages), with no current vacancies but that have been difficult to let in the past; and
- All garage sites with: more than 6 garages, current vacancy rates of less than 20% and no waiting list.

16. The list of potential development sites at Appendix 2 has been separated into two lists based upon this criteria. The proposed Primary list comprises 58 sites, that has the maximum development potential to provide 210 new homes (an average of 3.6 homes per site) and the proposed Reserve List comprises 11 sites, that has the maximum development potential to provide 17 new homes (an average of 1.5 homes per site). It is proposed that, for the time being, detailed development and financial appraisals only be undertaken by the Development Agent (when appointed) for those sites on the Primary List. However, it is suggested that such appraisals be undertaken for those sites on the Reserve List if:

- (a) The % of vacant garages on the site increases to 20% or more; or
- (b) Subject to the Cabinet's approval at a later date;
 - (i) There are insufficient numbers of properties that can be viably developed from the Primary List to deliver a Housebuilding Programme of 120 new homes over a six-year period; or
 - (ii) The Cabinet decides to increase the size of the Housebuilding Programme and there are insufficient numbers of properties that can be viably developed to deliver a larger Programme.

17. It is further suggested that garage sites should remain on the Primary List, even if their vacancy rates happen to fall to below 20% in the future. This is because, historically, the sites have been difficult to let – with high levels of vacancies over a good period of time – and it is felt that it would be inappropriate to demote them to the Reserve List, or delete them from the potential programme altogether, simply because, at “a moment in time” in the future, the vacancy rate drops to below 20%.

18. Since the time of undertaking the initial development assessments for each of the sites in Appendix 2, a number of further Council-owned garage sites now have vacancies. Furthermore, vacancy rates on garage sites do vary from time to time, and some sites with low vacancy rates

may have vacancies in excess of 20% in the future. Therefore, it is also proposed that further initial development assessments be undertaken by either officers or the Development Agent of:

- (a) All garage sites comprising 6 or less garages;
- (b) Any further garage sites that start to have vacancies with no waiting list; and
- (c) Any Council-owned land on housing sites considered to be surplus to requirements.

19. Once a number of such initial assessments have been undertaken, further reports will be submitted to the Cabinet as appropriate to consider whether or not they should be added to either the Primary List or Reserve List.

20. It should be noted that the Council's garage sites at Vere Road and Burton Road, Loughton have been excluded from consideration for inclusion within the Housebuilding Programme for the time being, so that they can be considered as part of the wider regeneration proposals for The Broadway, Loughton, in accordance with the adopted Design and Development Brief for the area.

21. It is acknowledged that those members with potential development sites within their ward need to be aware of the recommendations being made to this Cabinet meeting. Therefore, an item will be included in the Council Bulletin in advance of the meeting drawing all members' attention to this report.

Indicative Timeline

22. As explained earlier, Appendix 1 sets out the time-frame for the appointment of the Development Agent; it is currently envisaged that the Development Agent will be appointed around January 2013. The Indicative Timeline for the key milestones beyond this appointment are as follows:

Milestone	Estimated Date
Appointment of Development Agent	January 2013
First set of sites passed to Development Agent to undertake Development and Financial Appraisals	February 2013
Cabinet approval of Development Strategy	April 2013
First Development and Financial Appraisals considered by Cabinet - approval/rejection of first sites to proceed to planning application	June 2013
Submission of first detailed planning applications	September 2013
Receipt of first planning permissions	November 2013
Completion of works contractor procurement / tendering process	April 2014
First sites commenced on site	July 2014
Completion/handover of first sites	December 2014

Resource Implications:

The only resource implication in respect of the issue under consideration is that the more sites that are selected for development/financial appraisal, the greater the total cost of undertaking the appraisals. However, the cost cannot be determined yet, since the flat fee per site will be dependent on the tender submitted by the organisation subsequently appointed as the Council's Development Agent through a competitive exercise.

It should also be noted at this stage that the more garages that are currently let and subsequently demolished through redevelopment, the greater the loss of rental income from those garages. However, the rental income is far lower than the rental income that would be obtained from the newly-developed properties, especially in view of the high number of vacant garages or the low number of total garages on the sites being considered. Part of the subsequent financial appraisals to the Cabinet will include details of the loss of income to be incurred if the development goes ahead.

Legal and Governance Implications:

Housing Act 1985.

Safer, Cleaner and Greener Implications:

Since many of the garage sites that will be developed are unsightly and attract vandalism and anti-social behaviour, their development for affordable housing should make them safer, cleaner and greener.

Consultation Undertaken:

None on this issue, although the Housing Scrutiny Panel and the Tenants and Leaseholders Federation have previously considered and supported the proposed approach to the Council Housebuilding Programme (with the original recommendations to the Cabinet coming from the Housing Scrutiny Panel).

Local residents will be consulted on any development proposals by the Planning and Economic Development Directorate when planning applications are submitted for any proposed developments.

Background Papers:

Housing Policy File H496, including the List of Potential Development Sites set out at Appendix 2, but with expanded information about each site's development potential and a list of the sites assessed as having no development potential.

Impact Assessments:

Risk Management

All the key identified risks for the Council Housebuilding Programme, together with the proposals for mitigation, were set out in the Housing Scrutiny Panel's report to the Cabinet on 5th December 2011.

With regard to the issues under consideration for this report, the main risk is that the most appropriate Council-owned sites for development are not put forward to the next stage – i.e. to have development and financial appraisals undertaken. This could result in less appropriate sites being developed, less properties being able to be developed through the Council's Housebuilding Programme overall and/or the overall cost of the Housebuilding Programme being higher than necessary.

Equality and Diversity

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications?

No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken?

No (*)

(*) However, an Equality Impact Assessment has previously been undertaken for the Council's Housing Strategy and Development functions, and still applies.

What equality implications were identified through the Equality Impact Assessment process?
None.

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?
N/A.

**LIST OF POTENTIAL COUNCIL-OWNED DEVELOPMENT SITES
FOR COUNCIL HOUSEBUILDING PROGRAMME**

Primary List									
Ref	Garage Location	Garage Nos.	Total on Site	No. Vacant (1.7.12)	% Vacant	Location of Site / Entrance	Ease of Devt. 1=Easy; 5=Hard	Max. no. of Properties	Comments
Buckhurst Hill									
1	Bourne House	12-36	25	16	64%	Rear/side (south) of Bourne House	3	4	
2	Hornbeam Close	1-24 25-38	38	11	29%	Adjacent (north and south) to 2-40 Hornbeam Close	2	7	
3	Hornbeam House	1-22	22	14	65%	Rear/side (north) of Hornbeam House	3	6	
4	Pentlow Way	1-10	10	4	40%	Adjacent to 23 Pentlow Way	2	4	
5	Loughton Way	1-24	24	8	33%	Rear of 142 – 196 Loughton Way	4	2	
Coopersale									
6	Parklands – Site A	75-100	26	9	35%	Adjacent to 44 Parklands	3	3	
7	Parklands – Site B	60-68	9	2	22%	Adjacent to 71 Parklands	2	2	
8	Parklands – Site C	119-122	4	1	25%	Between 52 Parklands and 53 Garnon Mead	3	2	

Epping									
9	Centre Avenue	1-20	20	9	45%	Adjacent to 18 Centre Avenue	4	2	
10	Centre Drive – Site B	N/A	N/A	N/A	N/A	Adjacent to 71 Centre Drive	2	1	Cabinet (6.2.06) previously agreed to investigate development potential
11	Springfield – Site B	2-16	15	7	47%	Between 34 and 36 Springfield	4	1	
12	Springfield – Site C	1-39	39	9	23%	Between 15 and 17 Springfield	3	3	
13	Stewards Green Road	1-20	20	11	55%	Adjacent to 52 Stewards Green Road	1	5	
High Ongar									
14	Millfield	1-12	12	5	42%	Between 48 and 49 Millfield	3	2	
Loughton									
15	Bushfields	51-70	20	7	35%	Between 82 Alderton Hall Lane and 139 Chequers Road	3	2	
16	Chester Road	654-675	22	11	50%	Rear of 121 and 125 Chester Road	3	2	
17	Chequers Road – Site A	146-171	26	19	73%	Between 2 and 12a Chequers Road	3	2	
18	Chequers Road – Site B	231-258	28	19	68%	Between 75 and 81 Chequers Road	1	9	Cabinet (6.2.06) previously agreed to investigate development potential

19	Etheridge Road	676-712	36	12	33%	Between 72 and 74 Etheridge Road	3	3	
20	Hillyfields	13-24	12	8	67%	Between flat blocks 80/98 and 100/112 Hillyfields	3	2	
21	Kirby Close	1-4	4	1	25%	Between 17 and 20 Kirby Close	4	8	Proposed that the adjacent bank, access road and access via Valley Hill is incorporated within the Appraisal. Cabinet (6.2.06) previously agreed to investigate development potential
22	Ladyfields	332-353	22	9	41%	Opposite 39-45 Ladyfields	1	2	
23	Langley Meadow – Site A	N/A	N/A	N/A	N/A	Adjacent to 21-24 Langley Meadow	1	4	Currently an amenity area for the flat block. Cabinet (6.2.06) previously agreed to investigate development potential
24	Langley Meadow – Site B	N/A	N/A	N/A	N/A	Adjacent to 25-28 Langley Meadow	1	4	Currently an amenity area for the flat block. Cabinet (6.2.06) previously agreed to investigate development potential
25	Lower Alderton Hall Lane	440-445	6	2	33%	Opposite 1-6 Lower Alderton Hall Lane	2	3	
26	Marlescroft Way - Site B	581-591	11	6	55%	Adjacent to 85-89 Marlescroft Way	3	2	
27	Pyrles Lane – Site A	1-12	12	6	50%	Rear of blocks 109-127	3	2	
28	Pyrles Lane – Site B	82-109	28	7	25%	Rear of 100-108 Pyrles Lane	3	3	

29	Thatchers Close	N/A	N/A	N/A	N/A	Adjacent to 7 Thatchers Close	2	1	Currently unused land Cabinet (6.2.06) previously agreed to investigate development potential
30	Whitehills Road	354-380	27	12	44%	Rear of 4 Whitehills Road	3	3	Cabinet (6.2.06) previously agreed to investigate development potential
Matching Green									
31	Colvers	8-18	18	4	22%	Adjacent to 25 Colvers	3	2	
Nazeing									
32	Palmers Grove	1-25	25	6	24%	Rear of 30-44 Palmers Grove	3	4	
33	Pound Close	1-12	12	3	25%	Between 14(a) and 15 Pound Close	2	3	
North Weald									
34	Bluemans End	1-16	16	5	31%	Between 16 and 17 Bluemans End	2	4	
35	Queens Road	1-55	55	16	29%	Between 17 and 19 Queens Road	3	12	
Ongar									
36	Queensway	1-38	38	18	47%	Between 97 and 99 Queensway	3	3	

37	St Peter's Avenue	1-30	30	11	37%	Between 42 and 44 St. Peter's Avenue	3	8	Cabinet (6.2.06) previously agreed to investigate development potential
Roydon									
38	Parkfields - Site A	4-19	16	8	50%	Between 2 Parkfields and 52 Hansells Mead	2	3	
Theydon Bois									
39	Graylands	1-6	6	4	67%	Between 24 and 25 Graylands	3	2	
40	Green Glade	12-38	27	7	26%	Between 59 and 61 Green Glade	3	3	
Waltham Abbey									
41	Beechfield Walk	1-23	23	9	39%	Between 92 and 94 Beechfield Walk	1	6	
42	Bromefield Court	302-309	8	6	75%	Adjacent to 14 Bromefield Court	3	2	
43	Denny Avenue	8-32	25	15	60%	Between 34 and 35 Denny Avenue	2	3	
44	Gant Court	99-126	28	7	25%	4no. separate blocks between 6 & 7, 12 & 13, 19 & 20 and adjacent to 23 Gant Court	3	2	
45	Harveyfields	1-40	40	14	35%	Adjacent to 14 Harveyfields.	2	12	Cabinet (6.2.06) previously agreed to investigate development potential

46	Mallion Court	220-256	37	10	27%	6no. separate blocks: between 4 & 5; below 18-25; and adjacent to 12, 40-50, 51 and 52 Mallion Court	2	4	
47	Mason Way	200/202/ 204	3	1	33%	Adjacent to 204 Mason Way	3	1	
48	Pick Hill	1-21	21	17	81%	Between 14 Oxeys Road and 18 Conybury Close	4	3	
49	Roundhills	N/A	N/A	N/A	N/A	Site of former Red Cross Hall, and adjacent land. Rear of Roundhills Shops	3	7	Cabinet (7.3.11 and 30.1.12) previously agreed to investigate development potential
50	Roundhills – Site 4	225-232	8	2	25%	Opposite 198 Roundhills	1	4	
51	Roundhills – Site 5	241-249 252-255	13	6	46%	Rear of 89-95 Roundhills	2	2	
52	Roundhills – Site 6	256-259 272-275	8	3	38%	Between 15 and 17 Greenleas	2	2	
53	Roundhills – Site 7	176-180 187-208 219-224	33	11	33%	Between 79 and 81 Roundhills	2	6	
54	Shingle Court	318-325	8	2	25%	Adjacent to 16 Shingle Ct	3	2	
55	Stonyshotts	1-3	3	0	0%	Between Cross Terrace and Honey Lane	2	1	Garages suffer from major structural problems – expensive to repair
56	St. Thomas's Close	1-12	12	6	50%	Between 15 and 17 St. Thomas' Close	4	6	
57	Woollard Street	1-39	39	10	26%	Adjacent to 15 Woollard St.	2	6	

58	Wrangley Court	388-394	7	2	29%	Adjacent to 7 Wrangley Ct	3	2		
Total Vacant Garages				428	Total Maximum No. of Properties				210	
					"Average" Ease of Development			2.6		

Reserve List

Ref	Garage Location	Garage Nos.	Total on Site	No. Vacant (1.7.12)	% Vacant	Location of Site / Entrance	Ease of Devt. 1=Easy; 5=Hard	Max. no. of Properties	Comments
Buckhurst Hill									
59	Thaxted Road	1-12	12	2	17%	Adjacent to 4A Thaxted Road	3	2	
Epping									
60	Centre Drive – Site A	1-7	7	1	14%	Adjacent to 24 Western Avenue	2	2	
61	Coronation Hill – Site A	1-17 37-38	19	1	5%	Between 51 and 53 Coronation Hill	4	2	
62	Coronation Hill – Site B	21-28	8	1	13%	Rear of 48 Coronation Hill	4	2	
Loughton									
63	Marlescroft Way – Site A	573-580	8	1	13%	Adjacent to 26 Marlescroft Way	3	1	

Roydon										
64	Hansells Mead	1-3	3	0	0%	Adjacent to 2 Hansells Mead	2	1	Small site (6 or less garages)	
65	Parkfields – Site D	32-34	3	0	0%	Between 15 and 17 Parkfields	2	1	Small site (6 or less garages)	
66	Parkfields – Site B	20-21 28-31	6	0	0%	Adjacent to 99 Parkfields	2	1	Small site (6 or less garages)	
67	Parkfields – Site C	22-25	4	0	0%	Between 88 and 90 Parkfields	2	1	Small site (6 or less garages)	
Toot Hill										
68	Barnmead	1-7	7	1	14%	Adjacent to Green Man PH	4	2		
Waltham Abbey										
69	Sudicamps Court	310-317	8	1	13%	Adjacent to 14 Sudicamps Court	3	2		
Total Vacant Garages				8	Total Maximum No. of Properties				17	
					“Average” Ease of Development			2.8		